



Folkestone & Hythe District Council

Quarter 1 Housing Performance Report (April-June 2025)



Your Cabinet Members



Cllr Jim Martin
Leader of the Council and Cabinet Member
for Otterpool Park and
Planning Policy



Cllr Tim Prater
Deputy Leader and Cabinet Member
for Finance and Governance



Cllr Rebecca Shoob
Cabinet Member for Housing and
Homelessness



Cllr Stephen Scoffham
Cabinet Member for Climate,
Environment and Biodiversity



Cllr Jeremy Speakman
Cabinet Member for Waste and Street
cleansing and Corporate Health & Safety



Cllr Polly Blakemore
Cabinet Member for Transport,
Regulatory Services and Building Control



Cllr Mike Blakemore
Cabinet Member for Community and
Collaboration



Cllr James Butcher
Cabinet Member for Place Plan, Heritage,
Tourism and District Economy



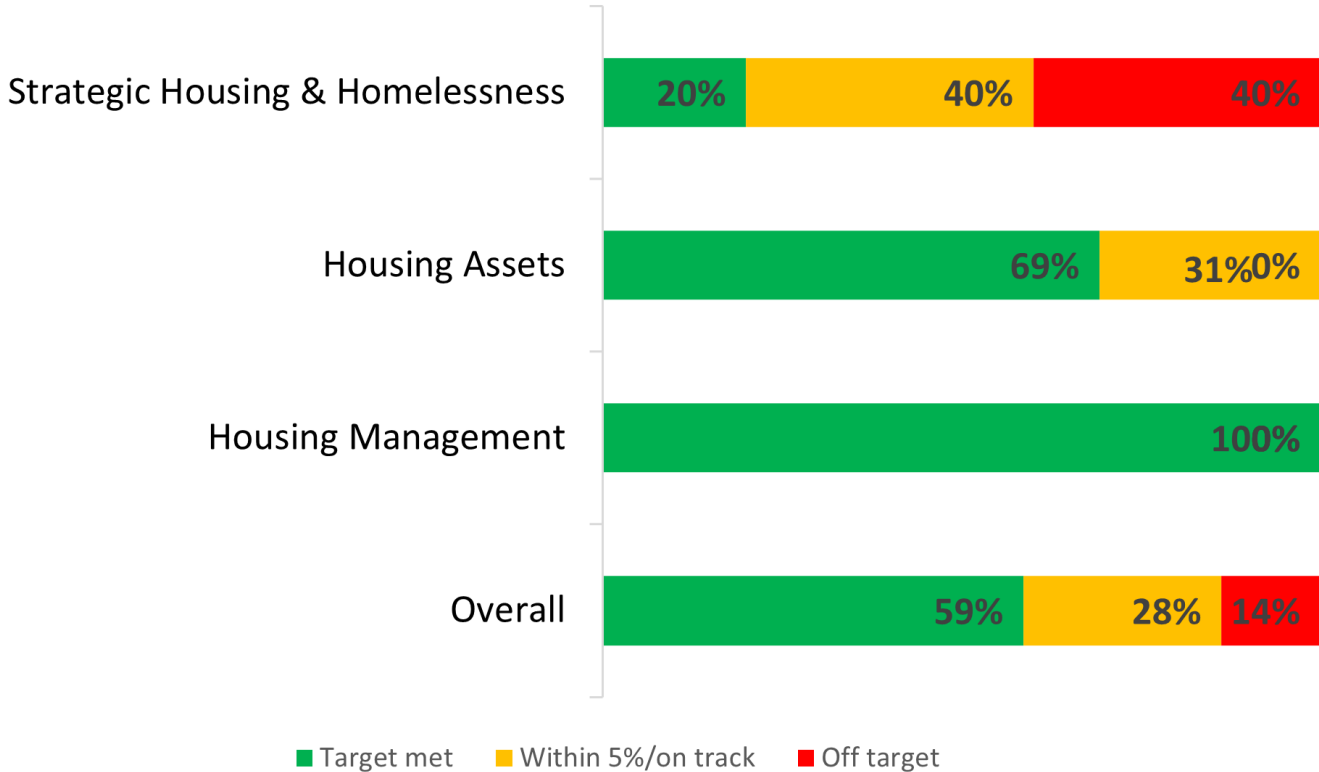
Cllr Gary Fuller
Cabinet Member for Resident
engagement and accountability



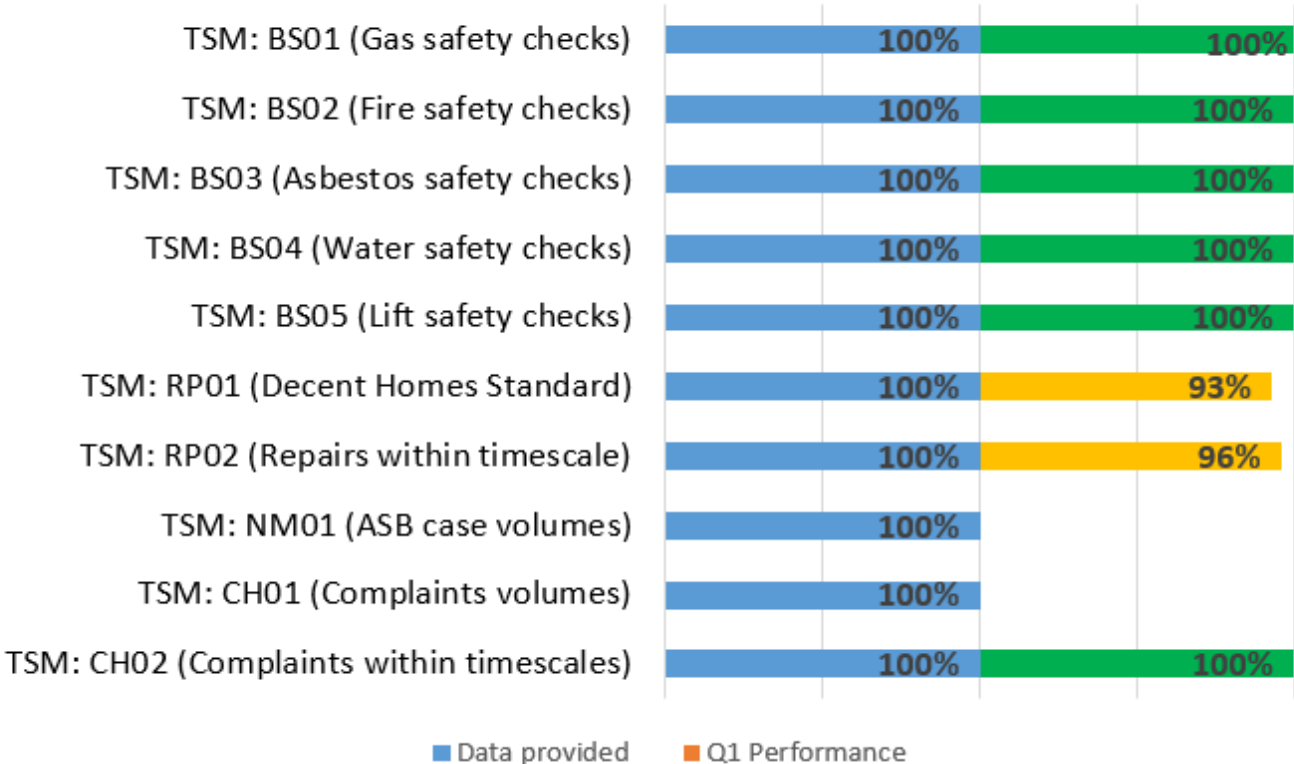
Cllr Connor McConville
Cabinet Member for Assets and Local
Government Reorganisation

Summary of Performance

Q1 2025-26 Performance



Tenant Satisfaction Measures



Housing Performance Report

This report sets out performance data for:

1. Strategic Housing and Homelessness
2. Housing Assets
3. Housing Management

Strategic Housing and Homelessness

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
	Housing Options										
HOT01	Total number of homelessness approaches in the period	338	291				291	No Target	-		Aim to minimise (fewer is better). No target. Performance has improved on same quarter last year.
HOT11	Total initial assessments that moved to 'Prevention' or 'Relief 'Duty	147	179				179	No Target	-		Aim to minimise (fewer is better). No target. A greater number required Prevention or Relief than the same quarter last year.
HOT18	Percentage of homelessness duties closed as either 'prevented' or 'relieved'	46%	33%				33%	43%	X		Aim to maximise . Off target. A lower proportion of cases 'prevented' or 'relieved' than same quarter last year.
HML01	Average number of rough sleepers in the period	17	13				13	10	X		Aim to minimise . Off target. Performance has improved on same quarter last year (fewer rough sleepers).
HOU8	Number of households registered on the F&HDC Housing Waiting List	1,382	1,172				1,172	No Target	-		Aim to minimise (fewer is better). No target (monitoring only). Performance has improved on same quarter last year.
	Temporary accommodation										
HOT8	Average number of households in temporary accommodation (TA) over the period	51	101				101	64	X		Aim to minimise . Off target. Significantly more households in TA compared to same quarter last year.
HOT9	Average number of households in bed and breakfast accommodation (B&B) over the period	11	20				20	16	X		Aim to minimise . Off target. More households in B&B compared to same quarter last year. (NB— these numbers are included in overall TA figure).
	Performance Key	 Improved Performance		 Worsened Performance		 Performance is the same					
	RAG Status Key	 Target met		 Within 5% of target	 Off Target		 On track to meet target at				

Strategic Housing and Homelessness

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
KPI CODE	Housing Strategy & Private Sector Housing										
HOU1	Long-term empty homes brought back into use	27	12				12	50 Annual	✓	↓	Aim to maximise. Fewer than at same quarter last year, but on track to meet annual target for this stage in year.
HOU2	Council home new builds and acquisitions started (this financial year)	0	33				33	20 Annual	✓	↑	Aim to maximise. Target exceeded for this financial year, and improved on same quarter last year.
NEW	Council home new builds and acquisitions started (cumulative, since HRA BP start: Apr 2024)	-	77				77	40 by 2025-26 Year end	✓	New KPI for 2025/26	Aim to maximise. Target of 20 homes per year already met for year 2 of HRA Business Plan (44 last year + 33 so far this year— see above).
HOU4	Affordable homes delivered by the Council and its partners (this financial year)	4	20				20	80 Annual	✓	↑	Aim to maximise. Performance improved on same quarter last year and on track to meet annual target for this stage in year.
NEW	Affordable homes delivered by the Council and its partners (cumulative, since HRA BP start: Apr 2024)	-	43				43	160 by 2025-26 Year end	✓	New KPI for 2025/26	Aim to maximise. Performance on track to meet target for year 2 of HRA Business Plan (23 last year + 20 so far this year— see above).
HOU6	Private sector homes improved through Council intervention	77	92				92	300 Annual	✓	↑	Aim to maximise. Performance improved on same quarter last year and on track to meet annual target for this stage in year.
	Performance Key	↑ Improved Performance	↓ Worsened Performance	▬ Performance is the same							
	RAG Status Key	✓ Target met	X Within 5% of target	X Off Target		✓ On track to meet target at					

Housing Assets

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
KPI CODE	Compliance										
GAS01	Domestic properties with a valid Landlord Gas Safety Record (LGSR)	100% (2,830 / 2,830)	100% (2,820 / 2,820)				100% (2,820 / 2,820)	100%	✓		<i>TSM: BS01 (Gas safety checks)</i> Aim to maximise. On target at end of period and performance consistent with same quarter last year.
FRA01	Housing blocks with a valid Fire Risk Assessment	100% (179 / 179)	100% (182 / 182)				100% (182 / 182)	100%	✓		<i>TSM: BS02 (Fire safety checks)</i> Aim to maximise. On target at end of period and performance consistent with same quarter last year.
LEG01	Housing blocks with a valid Legionella Risk Assessment	100% (25 / 25)	100% (29 / 29)				100% (29 / 29)	100%	✓		<i>TSM: BS04 (Water safety checks)</i> Aim to maximise. On target at end of period and performance consistent with same quarter last year.
ELE01	Housing blocks with valid (in date) Electrical Installation Condition Report (EICR)	100% (142 / 142)	99.30% (142 / 143)				99.30% (142 / 143)	100%	X		Aim to maximise. Just off target and performance below same quarter last year (one block outstanding at end of period).
ELE02	Domestic properties with a valid (in date) Electrical Installation Condition Report (EICR)	99.82% (3,399 / 3,400)	99.88% (3,390 / 3,994)				99.88% (3,390 / 3,994)	100%	X		Aim to maximise. Just off target but performance above same quarter last year (four properties outstanding at end of period).
ABS01	Housing blocks that are Asbestos compliant	100% (107 / 107)	100% (104 / 104)				100% (104 / 104)	100%	✓		<i>TSM: BS03 (Asbestos safety checks)</i> Aim to maximise. On target at end of period and performance consistent with same quarter last year.
LIF03	Lift safety insurance checks on communal passenger lifts (LOLER)	100% (14 / 14)	100% (14 / 14)				100% (14 / 14)	100%	✓		<i>TSM: BS05 (Lift safety checks)</i> Aim to maximise. On target at end of period and performance consistent with same quarter last year.
	Performance Key										
		Improved Performance	Worsened Performance	Performance is the same							
	RAG Status Key	✓ Target met	X Within 5% of target	X Off Target	✓ On track to meet target at Year end						

Housing Assets

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
KPI CODE	Responsive Repairs										
REP01	Percentage of all responsive repairs completed on time	97% <i>(2,019 / 2,080)</i>	96% <i>(1,954 / 2,033)</i>				96% <i>(1,954 / 2,033)</i>	90%	✓	↓	Aim to maximise. Performance below same quarter last year but on target.
REP02	Percentage of emergency repairs completed on time	98% <i>(371 / 377)</i>	99% <i>(451 / 457)</i>				99% <i>(451 / 457)</i>	98%	✓	↑	<i>TSM: RP02 (Repairs within timescale)</i> Aim to maximise. Performance has improved on same quarter last year and is on target.
NEW KPI	Percentage of non-emergency repairs completed on time	95% <i>(1,619 / 1,703)</i>	95% <i>(1,503 / 1,576)</i>				95% <i>(1,503 / 1,576)</i>	90%	✓	▬	<i>TSM: RP02 (Repairs within timescale)</i> Aim to maximise. Performance comparable to same quarter last year and is on target.
REP07	Tenant satisfaction with repairs (transactional)	87%	94%				92%	90%	✓	↑	Aim to maximise. <i>(From post-repair surveys).</i> Performance improved on same quarter last year and is on target.
	Capital Programme										
DEC01	Properties that meet decent homes standard	91% <i>(3,103 / 3,402)</i>	93% <i>(3,148 / 3,403)</i>				93% <i>(3,148 / 3,403)</i>	99% (Annual)	✓	↑	<i>TSM: RP01 (Decent Homes Standard)</i> Aim to maximise. Performance improved on same quarter last year and on track to meet target at year-end.
EPC01	Properties with a known EPC rating of grade C or above	63% <i>(1,816 / 2,869)</i>	76% <i>(2,507 / 3,299)</i>				76% <i>(2,507 / 3,299)</i>	80% by end 2025/26	✓	↑	Aim to maximise. Performance improved on same quarter last year and on track to meet target at year-end.
NEW KPI	Number properties without a known EPC rating	-	116				116	No Target	-	New KPI for 2025-26	Aim to minimise. To monitor only (no target).
	Performance Key	↑ Improved Performance	↓ Worsened Performance	▬ Performance is the same							
	RAG Status Key	✓ Target met	X Within 5% of target	X Off Target	✓ On track to meet target at Year end						

Housing Management

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
KPI CODE	Social housing re-lets										
VOID1b	Total number of social housing re-lets in the period	39	33				33	No target	-	↓	Aim to maximise (more is generally better). For monitoring only. Fewer re-lets than same quarter last year.
VOID01	Average days to re-let all properties excluding major works (standard re-lets)	26	22				22	25 days	✓	↑	Aim to minimise. Performance has improved on same quarter last year and is on target.
VOID02	Average days to re-let all properties including major works	36	32				32	35 days	✓	↑	Aim to minimise. Performance has improved on same quarter last year and is on target.
	Rent collection and arrears										
ARR01	Current tenant arrears as percentage of projected annual rental income	2.32%	2.33%				2.33%	3%	✓	▬	Aim to minimise. Performance is broadly comparable to same quarter last year and within target.
NEW KPI	Total current tenant arrears (monetary value)	£462,835	£471,045				£471,045	No Target	-	↓	Aim to minimise. Arrears are slightly higher than same quarter last year but within manageable levels (see above).
ARR04	Former tenant arrears as a percentage of projected annual rental income	1.63%	1.70%				1.70%	2%	✓	↓	Aim to minimise. Arrears are slightly higher than same quarter last year but within target.
NEW KPI	Total former tenant arrears (monetary value)	£324,766	£342,802				£346,157	No Target	-	↓	Aim to minimise. Arrears are slightly higher than same quarter last year but within manageable levels (see above).
REN01	Rent and service charges collected as a percentage of rent due (to date)	97.6%	101.34%				101.34%	98%	✓	↑	Aim to maximise. Performance has improved on same quarter last year and is on target.
	Performance Key	↑ Improved Performance	↓ Worsened Performance	▬ Performance is the same							
	RAG Status Key	✓ Target met	X Within 5% of target	X Off Target		✓ On track to meet target at Year end					

Housing Management

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
KPI CODE	Housing Anti-social behaviour (ASB)										
ASB02	Number of New ASB cases per 1,000 properties	5.31	7.62				7.62	No Target	-	↓	<i>TSM: NM01 (ASB relative to size of landlord). Aim to minimise.</i> Higher than at same quarter last year.
NEW KPI	Number of ASB cases opened in the period	18	26				26	No Target	-	↓	Aim to minimise (fewer is better). More cases opened than at same quarter last year.
NEW KPI	Number of ASB cases closed in the period	21	34				34	No Target	-	↑	Aim to maximise (proportionate to above). A greater number closed than at same quarter last year.
	Housing Landlord Service Complaints										
CMP01	Number of complaints for the housing landlord service received n the period	14	13				13	No Target	-	↑	Aim to minimise (fewer is generally better). For monitoring . Fewer complaints than same quarter last year.
NEW KPI	Number of complaints for the housing landlord service closed in the period	14	13				13	No Target	-	↓	Aim to maximise (proportionate to above). Fewer closed than at same quarter last year.
CMP06	Percentage of housing landlord service complaints closed on time	100%	100%				100%	95%	✓	▬	<i>TSM CH02 (Complaints within time-scales). Aim to maximise.</i> Performance comparable to same quarter last year and on target.
	Performance Key	↑ Improved Performance	↓ Worsened Performance	▬ Performance is the same							
	RAG Status Key	✓ Target met	X Within 5% of target	X Off Target	✓ On track to meet target at Year end						

Housing Management

	Key Performance Indicator	Q1 2024-25 Comparison	Q1 Actual 2025-26	Q2 Actual 2025-26	Q3 Actual 2025-26	Q4 Actual 2025-26	Year to date position (YTD)	Target	On Target	Performance (Compared to same quarter last year)	Comments
	Housing Landlord Service Complaints										
NEW KPI	Number of housing landlord service complaints received per 1,000 properties	4.13	3.83				3.83	No Target	-		<i>TSM: CH01 (Complaints relative to size of landlord). Aim to minimise. Lower than at same quarter last year.</i>
NEW KPI	Total number of Stage 1 housing landlord service complaints received	10	9				9	No Target	-	-	<i>(Monitoring only)</i>
NEW KPI	Total number of Stage 2 housing landlord service complaints received	4	4				4	No Target	-	-	<i>(Monitoring only)</i>
	Performance Key	 Improved Performance		 Worsened Performance		 Performance is the same					
	RAG Status Key	 Target met		 Within 5% of target	 Off Target		 On track to meet target at Year end				